

GENERAL  
SPECIFICATIONS

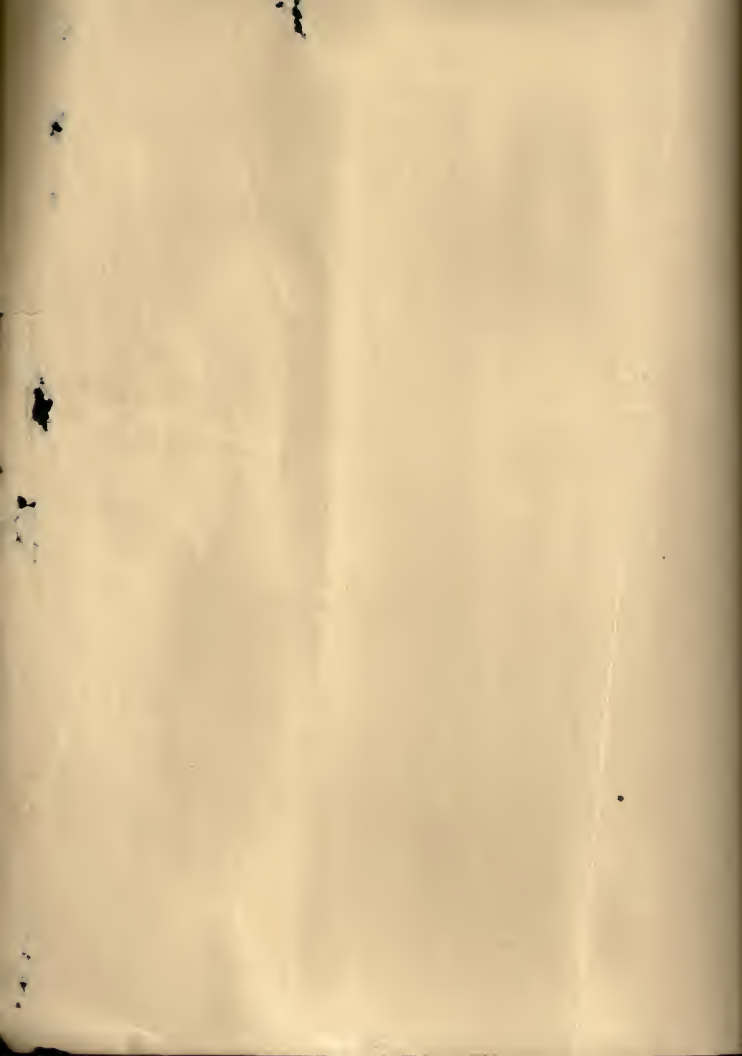
FOR

ART GALLERY

AT

LYME, CONNECTICUT.

CHARLES A. PLATT, ARCHITECT  
101 PARK AVENUE NEW YORK CITY.



# SPECIFICATIONS

FOR

## ART GALLERY

FOR

## LYME, CONNECTICUT.

(Hereinafter referred to as "Owner")

PREPARED BY

CHARLES A. PLATT, ARCHITECT

(Hereinafter referred to as "Architect")

101 Park Avenue, New York City

### GENERAL CONDITIONS

NOTE:—These general conditions apply to every trade and shall be carefully read and complied with by all parties furnishing materials or executing work for this building.

### DRAWINGS and SPECIFICATIONS:

1. These specifications and the drawings, which are enumerated on the attached "List of Drawings," are a part of the contract and shall be identified by the signatures of both parties to the contract. They are intended to describe and provide for the erection and completion of the above work, which shall be executed and completed in accordance therewith and under the direction and supervision of the Architect and to his entire satisfaction. The word "drawings" wherever referred to in the contract or in these specifications shall include, in addition to the above, such additional scale and full size details as will be furnished by the Architect to more exactly explain the general working drawings mentioned above.
2. The drawings and specifications are intended to mutually explain each other, and anything shown or called for in one and not in the other shall be executed as part of the contract as though both shown and specified. Figured dimensions on drawings shall govern. The contractor shall assume all risk of scaling drawings unless he has such scaled dimensions verified in writing by the Architect. Full size drawings shall take precedence over scale drawings.
3. Any work done by the Contractor in advance of the receipt by him of the scale or full sized detail drawings shall be at his own risk. If, within ten days after their receipt, the Contractor shall notify the Architect in writing that such scale or full size detail drawings are, in his opinion more expensive to execute than the original drawings, the Architect shall examine and pass upon such claim. His decision in writing shall be considered final by all parties. In accordance with his decision the work shall be executed as shown on such drawings either with or without extra compensation, or the drawings will be amended. Unless protest as above is entered by the Contractor, it is hereby mutually understood that such drawings are accepted by the Contractor as being in accordance with the contract and that he will execute them without additional charge.
4. If in the Contractor's opinion any work is shown on the drawings or called for in the specifications in such a manner as would make it impossible for him to produce a first class piece of work, he shall refer same to the Architect before proceeding, and if the contractor fails to refer such instances to the Architect no excuse for poor or defective work will be entertained.
5. Wherever the terms "or equal," "necessary," "suitable," "as directed," "when directed," "satisfactory," "good and sufficient" or other general qualifying terms are used on the drawings or in these specifications they shall be construed as though followed by the words "in the opinion of the Architect," or "by the Architect," as the case may be.
6. The Architect will furnish the Contractor with a reasonable number of copies of all drawings and specifications. Should the Contractor require additional copies the Architect will supply them at cost. All drawings and specifications furnished by the Architect are instruments of service only and are his property and shall be returned to his office before the final certificate is issued. Only drawings bearing the issue stamp of the Architect's office with date of issue shall be used.

### ARCHITECT'S DUTIES:

7. The Architect will furnish the above mentioned drawings and specifications; he will inspect, superintend and pass upon all work and materials and the quality, quantity and sufficiency of same; he shall approve or disapprove the substitution of work or materials submitted as being equal to that specified; he shall issue certificates for all payments to be made under this contract for such amounts as he deems proper; he shall interpret the drawings and specifications and make all explanations relative thereto. His decision in writing in all disputes or disagreements involved in carrying out the above duties shall be final and conclusive upon all parties concerned. He shall also pass upon and determine all claims for extra work, delays or loss, subject to arbitration as provided for in the contract.

## CONTRACTOR'S DUTIES:

8. The Contractor shall conform to all state and city laws, ordinances and regulations affecting the erection and completion of the whole or any part of this building, also the sidewalks, highways and property adjacent thereto. Where these requirements differ from the drawings or specifications they shall take precedence over the drawings and specifications. Any additional expense caused thereby shall be borne solely by the Contractor. The Contractor shall give all requisite notices and procure the building permit and all other necessary permits at his own expense and shall also pay for all the water used on the entire work.

9. **PROTECTION:** The Contractor shall provide and maintain all legal and necessary lights, warning signs, guards, railings, enclosures, temporary sheds or other protection as shall be required to protect the public, adjacent property, or persons employed on or about the building from injury, death or damage, and he shall be liable for any such injury, death or damage. Before the final payment is made the Contractor shall repair or make good any damage to the streets, sidewalks, or adjacent property due to the carrying out of this contract.

10. **INDEMNITY:** The Contractor shall at his own cost defend and indemnify the Owner against all claims, actions and judgments brought or recovered against the Owner for or on account of the death, injuries or damage of any party in life, limb or property by reason of any act or neglect of the Contractor or his employees, or of his sub-contractors in the carrying out of this contract; or for or on account of the materials, tools or anything used in or about the building being, or being claimed to be, infringements of letters patent. For the purpose of amply securing the Owner proper protection for or on account of the above, the Contractor shall maintain during the progress of and until final acceptance of the work full liability and compensation insurance in companies and in amount subject to the approval of the Architect.

11. **RISKS:** The Contractor shall and does assume all risks of damage to the building or any work or materials connected therewith from floods, storms or other natural causes prior to completion but should any delay arise thereby he shall be entitled to an extension of the time of completion provided for in the contract.

12. **TEMPORARY WORK:** The Contractor shall furnish at his own cost and risk all tools, machinery, hoisting apparatus, staging, scaffolding, false work, forms, centres and all temporary work necessary for the proper execution of this contract; and shall also provide such temporary roofs, window coverings, boxings or other temporary constructions as shall be necessary to protect all work and materials in the building until final completion and acceptance.

13. **PROTECTING WORK:** The Contractor and all his sub-contractors shall each protect and be responsible for his own work at all times from the moment it arrives at the building until final acceptance by the Owner and Architect. Should any of his work become damaged in any way, or be destroyed or removed from its proper position, he shall replace or repair same at his own expense. The Owner shall in no way be liable for any such damage, destruction or removal of work or the expense of replacing it. Nor will he be in any way liable for the collection of any claims in this respect.

14. **SUB-LETTING:** The Contractor shall not assign any interest in, or sublet the whole or any part of this contract, without the written consent of the Architect. He shall be responsible for all work done under this contract by whomsoever executed, and no sub-contract shall relieve the Contractor of his liabilities under this contract.

15. **SHOP DRAWINGS:** Each sub-contractor shall furnish shop drawings and details of all portions of the work covered by his contract. These shall be submitted to the Architect for approval and shall be changed by the sub-contractor at his own expense as often as may be required until same are satisfactory to the Architect. Upon approval, copies of shop drawings shall be furnished to the Architect, the General Contractor and to such sub-contractors as may require them for the proper execution of their work. The Architect's approval of shop drawings shall be an approval of the method of construction, but will not relieve the sub-contractor from any of his responsibilities under this contract nor from errors in dimensions or measurements.

16. **TEMPLATES AND PATTERNS:** Unless otherwise specified, each sub-contractor shall at his own expense prepare all templates and patterns necessary for the proper execution of his work, and shall furnish to other sub-contractors such duplicates of these templates and patterns as they may require to enable them to fit their work to that of the Contractor furnishing said templates.

17. **MODELS:** Unless otherwise specified, each sub-contractor shall furnish all models which may be required by the Architect for work under his contract, and shall pay all boxing and transportation charges on same. These models shall be prepared by skilled workmen, satisfactory to the Architect, and shall be changed at the sub-contractor's expense until satisfactory to the Architect. They shall be used only for work covered by this contract, and shall be destroyed or returned to the Architect prior to final acceptance of the work.

18. **ACCESS TO WORK:** The Contractor shall provide the Architect with all information which he may require relative to the progress of work being prepared away from the building and shall provide the Owner and Architect access at all times to the building or to any place where work is in preparation and shall afford them every facility for the inspection of such work.

19. **LAYING OUT WORK:** The Contractor shall lay out all work of every character or description correctly and give it his personal supervision and direction both at the building and wherever it is being worked, and shall be held entirely responsible for its correctness. He shall immediately upon receipt of a written order to that effect from the Architect proceed to remove, take down, remake or replace any work or materials that is incorrect, defective or not in accordance with the contract. Any work of any other trade damaged by the above shall be restored by the original Contractor for such work at the expense of the party responsible for such

damage. The Owner, however, reserves the right to allow such work to remain in place as executed and deduct the difference in value of such work as executed and as contracted for, in accordance with the determination of such difference by the Architect.

20. **CONTRACTOR'S SUPERINTENDENT:** The Contractor shall have constantly employed at the building subject at all times to the approval of the Architect, a competent representative or foreman authorized to act for him in all matters relating thereto, and the Contractor shall be responsible for all acts and omissions of such representative or foreman.

21. **CO-OPERATION:** The Contractor shall co-operate with all other contractors and his own sub-contractors employed on the building to avoid delay, and shall promptly render assistance to all of them in every way in which he can reasonably be of service to them in expediting the completion of the work.

#### **EXISTING AND CONTIGUOUS WORK:**

22. The drawings are intended to show correctly the existing and contiguous work, but the Architect does not guarantee that such work will be executed in exact accordance with the drawings. The Contractor shall, therefore, examine and verify the existing and contiguous work and all materials to which his is to be applied or connected and if he finds that it is not in the correct position, or insecure, defective or not in such condition as to enable him to execute his own work in the very best and most secure manner, and in accordance with the drawings and specifications, he shall report the same to the Architect before commencing his own work.

#### **LABOR AND MATERIALS:**

23. All workmanship and materials required for the performance of this contract shall be of the very best quality of the character or of the kinds specified. For the execution of the work to be performed under this contract and for the manufacture or transportation of any of the materials or appliances to be used or installed, the Contractor shall employ only such labor throughout as will not interfere with the speedy and uninterrupted completion of the building.

24. The Contractor shall, when so directed by the Architect immediately dismiss from the building any employee whom he shall deem incompetent, careless, reckless or disorderly, or who disobeys or evades the orders or instructions of the Architect.

25. All materials shall be delivered at such times and in such manner as will insure the speedy and uninterrupted progress of the work, the least obstruction to the premises and adjoining streets and shall be so distributed as to cause no overloading at any point.

#### **SAMPLES:**

26. Each sub-contractor shall furnish as directed to the Architect for approval, samples of all materials and finish proposed to be furnished under this contract, and all work furnished shall conform strictly to the samples approved by the Architect.

#### **GUARANTEE:**

27. The Contractor shall guarantee and maintain the stability of all work and materials furnished under this contract and keep the same in perfect repair and condition for a period of at least one year after the issuance of the final certificate. Defects of any kind appearing during that period or any damage resulting from such defects shall be made good by and at the expense of the Contractor. All such repairs or replacements shall be made to the entire satisfaction and approval of the Owner and Architect, and shall be made at such times and in such manner as they shall direct.

#### **CUTTING AND PATCHING:**

28. Each sub-contractor shall do all cutting, drilling, tapping, etc. of his own work necessary for the proper installation of the work of other trades, and all patching incident thereto at his own expense and at such time or times as may be directed by the General Contractor, and in a manner satisfactory to the Architect. Sub-contractors requiring cutting, drilling, tapping, etc. on the part of another contractor shall give due notice in writing to the General Contractor so that the work may be done at such time and place as to prevent unnecessary expense.

#### **CLEANING AND REMOVAL OF MATERIAL:**

29. Each sub-contractor shall, upon receipt of notice from the General Contractor, remove all surplus materials, scaffolding, tools, apparatus and equipment from the premises. Non-compliance with this notice shall entitle the General Contractor to remove such materials, etc. at the sub-contractor's risk and expense.

30. Each sub-contractor shall remove daily all rubbish and waste materials resulting from his work to a place in the street designated by the General Contractor, whence the same will be removed by the General Contractor. Should any sub-contractor at any time neglect to comply with these requirements, the General Contractor will remove said rubbish and waste materials from the building to the street and the cost of so doing will be deducted from any money due or to become due to the sub-contractor.

31. Prior to final inspection and acceptance of the work by the Architect, each sub-contractor shall thoroughly clean all work furnished under his contract; he shall make good all defects and leave all in perfect condition.

#### **HOISTING:**

32. The Contractor and each sub-contractor shall furnish his own hoisting rig or apparatus, but by mutual arrangement, to be approved in all its details by the Architect, they may join together for a common hoisting apparatus or rig. In no event shall the Owner be required to provide or maintain hoisting apparatus or be responsible for any expense attached to same, nor will the Owner be liable for the collection of any claims for such service.

## EXTRA WORK:

33. The Owner shall be at liberty to order omissions, additions or alterations to the work as contracted for, and the contract shall not be vitiated thereby. All the stipulations contained in the preceding General Conditions and the following specifications shall apply in full force and effect to any such additions or alterations. The Contractor shall make such omissions, additions and alterations only upon the written order of the Architect, which shall state what amount of time shall be added to or deducted from the date agreed upon for final completion caused thereby. Upon receipt of such written order from the Architect, the Contractor shall immediately proceed with the work so ordered regardless of whether the addition to, or deductions from his contract price is stated in the order or not, or whether it is in the course of settlement. If the Architect so elects he may order the work, if it be an addition to the contract price, to be done at the net cost of labor and materials plus a percentage for expenses and profit to be named in the contract.

34. Any disagreement between the Architect and the Contractor relative to the value of additions to or deductions from the contract price by reason of any omission, addition or alteration to the work contracted for or the time to be allowed for it, shall be determined by arbitration as shall be provided for in the contract.

35. All bills for extra work shall be filled with the Architect by the Contractor immediately upon completion of such extra work or not later than the following monthly application for payment on account of contract. The Contractor shall furnish an itemized statement giving the actual cost when required by the Architect.

36. The Contractor shall furnish, if so requested by the Architect, within thirty days after signing the contract, an itemized schedule or statement in writing of the cost of the various items of work included in this contract, including all expenses and profit, affixing a unit price to each. Such itemized schedule and unit prices shall, after its approval by the Architect, be the basis of adjustment for all omissions, additions or alterations to the original contract.

## GENERAL CONTRACTOR'S REQUIREMENTS:

37. This operation being conducted under a general contract, it shall be required of the General Contractor that he be responsible for and shall see that all the preceding stipulations contained in the General Conditions and those that are incorporated in the following specifications are carried out and observed to the entire satisfaction of the Architect. It shall be further required of the General Contractor that he provide and maintain at his own expense from the commencement of the work until its final completion and acceptance certain conveniences and protections for the use of all concerned in such manner and as shall be directed or approved by the Architect as follows:

38. **PLAN HOUSE:** Provide a weather tight plan house of ample size with telephone closets, coat closet, tables, racks and drawers for drawings, and heat and light same. One compartment shall be provided for the exclusive use of the Architect's superintendent.

39. **TELEPHONE:** Provide a telephone in plan house for the free use of the Architect and his representatives and for the use of the various contractors and sub-contractors upon payment by them of the customary fee.

40. **PRIVY:** Provide where directed a weather tight enclosure with sufficient accommodations for the use of all employees on the building as shall be determined by the Architect. Provide with water for properly flushing the fixtures and connect to sewer. Maintain in good order and disinfect same from time to time as directed. At final completion remove same and all traces of it from the building.

41. **WATER:** As hereinbefore stated, the General Contractor shall pay for all water used for building purposes and shall provide and maintain a temporary system of water supply piping for the use and convenience of all trades employed about the building. This piping shall be extended from floor to floor as the work progresses and there shall be a bibb at each floor with a receptacle to catch the drip from same. At the bottom provide a main shut off valve with a draw off cock for emptying the system when not in use. The General Contractor shall be solely responsible for any damage caused by leaks, overflows or breakage from this temporary water supply system.

42. **STAIRCASE:** Provide for the use of all concerned a substantial staircase from the cellar to the roof with proper hand rail, and where necessary, overhead protection.

43. **WATCHMEN:** Provide competent and satisfactory watchmen who shall be constantly on the premises 24 hours each day, including Sundays and holidays. Each man shall be on duty not more than 12 hours and then shall be off duty at least 12 hours.

44. **PUMPING:** The General Contractor shall keep the excavation and cellar and the entire premises free from water at all times. For this purpose he shall provide, maintain and operate at his own expense such pumps or pumping equipment as shall be necessary or required.

45. **TEMPORARY LIGHTING:** The General Contractor shall provide and maintain at his own expense such necessary incandescent or arc lights or flares as may be required for the proper, speedy and uninterrupted prosecution of the work of all trades.

46. **TEMPORARY HEATING:** The General Contractor shall provide and maintain at his own expense such temporary heating as may be required for the proper, speedy and uninterrupted progress of the work in all its branches, and he shall be solely responsible for any damage or delay caused by his failure to provide such temporary heating or by reason of its inadequacy. For the purpose of providing temporary heating he may make arrangements with the Contractor for the installation of the permanent heating system that will be mutually satisfactory and he may supplement this by the use of salamanders, stoves or other devices; all of which shall be subject to the approval of the Architect.

47. **FINAL CLEANING:** The General Contractor shall be held solely responsible for the proper removal of all rubbish and for keeping the building clean at all times as specified in Section 8. At final completion, when directed by the Architect, he shall sweep the entire building, broom clean and shall wash and scrub all floors, staircases and base clean, and shall wash and clean all windows once.

## GENERAL SPECIFICATION

for

ART GALLERY

at

LYME, CONN.

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**EXCAVATION:** Excavate for walls 16" or 18" thick and piers to depths as shown.

Fill under front terrace, the upper 12" with porous fill, to receive stone paving. Also around all walls to grade.

**MASONRY:** Build walls and piers of local stone laid in cement mortar.

Exposed surface on front and two sides to be flush pointed.

Steps to be in long pieces.

**PLASTERING:** Plaster coves on wire lath in all galleries to have sand finish.

Plaster ceilings of kitchen, cloak, and two toilets.

Stucco porch, sand finish with raised horizontal member and two panels all on wire lath. Disregard title "Art Gallery".

**CARPENTRY-  
Exterior** All bearing timber of spruce, except studs, may be of white hemlock. Cover exterior walls with 7/8" ship-lapped boarding put on diagonally. All floor joists with 7/8" x 6" boarding nailed through face to each bearing.

Cover roof with 1 x 2 shingle lath. Cover exterior side-walls with Neponsit or other waterproof building paper, well lapped, fastened with flat head nails and tin washers. This covering to be in perfect condition when shingled. Cover exterior walls with 36" Perfection cedar shingle random widths, but none less than 6", dip in white creosote stain and laid approximately 16" to the weather. (11 courses instead of 10 as shown). Besides other nailing they shall be nailed through the butts about 5" from bottom with galvanized wire nails.

# GENERAL SPECIFICATIONS

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ART GALLERY  
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EXCAVATION: Excavate for walls 16" or 18" thick and piers to depths as shown.

Fill under front terrace, the upper 12" with porous fill, to receive stone paving. Also around all walls to grade.

MASONRY: Build walls and piers of local stone laid in cement mortar.

Exposed surfaces on front and two sides to be finish pointed.

Steps to be in long pieces.

PLASTERING: Plaster covers on wire lath in all galleries to have sand finish.

Plaster ceilings of kitchen, cloak, and two toilets.

Stucco porch, sand finish with raised horizontal member and two panels all on wire lath. Disregard title "Art Gallery".

CARPENTRY-  
Exterior: All bearing timber of spruce, except studs, may be of white hemlock. Cover exterior walls with 7/8" ship-lapped boarding put on diagonally. All floor joists with 7/8" x 6" boarding nailed through face to each bearing.

Cover roof with 1 x 2 shingle lath. Cover exterior side-walls with hebonant or other waterproof building paper, well lapped, fastened with flat head nails and tin washers. This covering to be in perfect condition when shingled. Cover exterior walls with 36" perforated cedar shingle random widths, but none less than 6". Lath in white creosote stain and laid approximately 16" to the weather. (If courses instead of 16" as shown). Besides other nailing they shall be nailed through the butts about 5" from bottom with galvanized wire nails.

Cover roofs with 18" Perfection Roof Shingles, unstained, laid 5-1/2" to the weather. All exterior finished wood-work to be clear cypress, except frames and doors of white pine.

Front doors 2" thick covered on top with copper. Others 1-3/4" thick.

Sash 1-3/8" thick.

Plain balusters at toilet stairs.

#### METAL WORK:

Form skylights with wired glass, condensation gutters, weep holes and galvanized iron flashings.

Galvanized iron 4" gutters on Burgers Rangers and 3" round leaders. Those in rear to have 12" long spouts at water table level. Those in front to be carried under ground, and on the rear in 4" bell tile pipe.

INTERIOR: Interior finish work consists of base, columns, wood member at top of columns and fascia around ceiling opening.

Above this point all will be unfinished. Four small rooms will be ceiled on sidewalls with 1/2" M. C. pine matched and beaded ceiling, small moulding at top- plaster ceiling.

Vertical sidewalls in hall and three galleries, cover to be covered with "Nevasplit" wood panel covering 3/8" thick, neatly fitted at butt end and nailed through face to each bearing.

Give alternate estimate for using 7/8" matched boarding.

Columns to be built up as per detail.

Finished floor throughout to be sound good quality tongued and grooved M. C. pine.

No feather edge grain boards to be used.

PAINTING: Exterior primed and painted three coats lead and oil.

Sidewall shingles painted two coats "Dixie White".

Small rooms varnished two coats. Interior finished work, primed and receive three coats.

Plaster work primed and to receive one coat Muresco. Floors

Floors waxed two coats, with slightly darkened wax.

Vertical walls are to be covered with burlap but this is not to be included herein.

Disregard words "Art Gallery" over entrance doors.

Disregard words "Art Gallery" over entrance doors.

Vertical walls are to be covered with paper but this is not to be included herein.

Floors waxed two coats, with slightly darkened wax.

Plaster work primed and to receive one coat of white paint.

Small rooms varnished two coats. Interior finished work primed and receive three coats.

Sidewall shingles painted two coats "Dixie White".

PAINTING: Exterior primed and painted three coats lead and oil.

No feather edge grain boards to be used.

Finished floor throughout to be sound good quality tongued and grooved N. C. pine.

Columns to be built up as per detail.

Give alternate estimate for using  $\frac{7}{8}$ " matched boarding.

besting.

Vertical sidewalls in hall and three galleries, cover to be covered with "Reynolds" wood panel covering  $\frac{3}{8}$ " thick, neatly fitted at butt end and nailed through face to each bearing.

and beaded ceiling, small moulding at top - plaster ceiling. Above this point all will be unfinished. Four small rooms will be ceiled on sidewalls with  $\frac{1}{2}$ " N. C. pine matched

INTERIOR: Interior finish work consists of pane, columns, wood member at top of columns and tests around ceiling opening.

to the rear in  $\frac{1}{4}$ " bell file pipe. Those in front to be carried under ground, and leaded. Those in rear to have  $\frac{1}{2}$ " long spouts at water Galvanized iron  $\frac{1}{4}$ " gutters on burglar hangers and  $\frac{3}{4}$ " round

weep holes and galvanized iron flashings. Form skylights with wired glass, condensation gutters.

PAINT WORK:

Plain balusters at toilet stairs.

Sash  $1-\frac{3}{8}$ " thick.

$1-\frac{3}{4}$ " thick.

Front doors  $2\frac{1}{2}$ " thick covered on top with copper. Others

white pine.

work to be clear cyprus, except frames and doors of

laid  $2-\frac{1}{2}$ " to the weather. All exterior finished wood-  
Cover roofs with  $1\frac{1}{2}$ " perforation Roof Shingles, unstained.

**HARDWARE:** Provide all hardware of substantial make. One cylinder lock.

**GLASS:** All glass double thick American.

**PLUMBING:** Provide two enameled iron lavatories 16" x 20".

Provide two vitreous closets and lowdown china tanks.

Provide one 16" x 24" enameled iron sink with 12" back. Connect the three points with 3/4" cold water supply under building with drips.

Run wastes underneath and to rear as far as end of gallery #3.

**LIGHTING-  
HEATING:**

No lighting to be considered in this estimate.

No heating will be required.

Hardware: Provide all hardware of substantial make. Use cylinder lock.

Glazing: All glass double thick American.

Counting: Provide two enameled iron lavatories 16" x 30".

Provide two vitreous closets and lowdown china tanks.

Provide one 16" x 34" enameled iron sink with 12" back. Connect the three points with 3/4" cold water supply under building with traps.

Run wastes underneath and to rear as far as end of gallery 48.

Lighting: No lighting to be considered in this estimate.

No heating will be required.

